

Invesco Real Estate S&P US Select Sector UCITS ETF



This factsheet contains a summary of the Invesco Real Estate S&P US Select Sector UCITS ETF¹, an exchange traded fund (ETF), and is for discussion purposes only. Please consult the Key Investor Information Document and prospectus and note the additional important information overleaf.

Investment objective

The Invesco Real Estate S&P US Select Sector UCITS ETF aims to provide the performance of the S&P Select Sector Capped 20% Real Estate Total Return (Net) Index, after the impact of fees.

Key advantages

- The synthetic structure of the fund allows an effective replication of the benchmark
- Transparent fees and costs

Key risks

- No capital protection: you may not get back the amount you invested
- Swaps are used to achieve the investment objective: this introduces counterparty risk
- Changes in the exchange rate between base currency and trading currency may affect returns

About the index

The S&P Select Sector Capped 20% Real Estate Total Return (Net) Index is a financial index providing exposure to the real estate sector of the S&P 500 Index. Constituents are weighted by free float market capitalisation, subject to a maximum of 19%.

Sector exposure



Geographic exposure



Portfolio weightings and allocations may change.

Performance

The table shows performance over the past five years to the most recent month end. ETF performance is in the fund's base currency and includes reinvested dividends. ETF performance is based on Net Asset Value after management fees and other ETF costs but does not consider any commissions or custody fees payable when buying, holding or selling the ETF. The ETF does not charge entry or exit fees. **Past performance (actual or simulated) is not a reliable indicator of future performance.**

	17/02/16	31/10/16	31/10/17	31/12/14	31/12/16
	31/10/16	31/10/17	31/10/18	31/12/17	31/12/17
ETF	11.56%	8.56%	1.64%	n/a	9.96%
Index ²	11.42%	8.33%	1.36%	16.41%	9.73%
Difference ³	0.13%	0.21%	0.28%	n/a	0.21%

"n/a" indicates insufficient data history

Trading information

Exchange	London Stock Exchange
Trading currency	USD
Valor	30687249
ISIN	IE00BYM8JD58
Bloomberg	XRES LN

Index Information

Index	S&P Select Sector Capped 20% Real Estate Index
Currency	USD

ETF information

Replication method ⁴	Synthetic
Base currency	USD
Issuer	Invesco Markets plc
Manager	Invesco Investment Management Ltd
Custodian	Northern Trust Fiduciary Services (Ireland) Limited
Ongoing charge ⁵	0.14% p.a.
Total cost ⁶	0.14% p.a.
Dividends	Accumulating
Domicile	Ireland
Fund inception	17 Feb 2016

Available at etf.invesco.com

Prospectus, KIID (Key Investor Information Document), Holdings & NAV (Net Asset Value)

¹ Please note that, prior to 25 May 2018, the name of this product was Source Real Estate S&P US Select Sector UCITS ETF.

² Data: Bloomberg

³ $(ETF + 1) / (Index + 1) - 1$

⁴ Please see section 'How does the ETF achieve its investment objective?' on the second page for further information

⁵ Includes management fee, custody and administration costs but excludes transaction costs such as swap costs

⁶ Ongoing charge plus transaction costs where known

Contact us

invest@invesco.com
etf.invesco.com

The value of your investment may go down as well as up. As a result, you may not get back the amount of capital you invest.

What are ETFs?

ETFs are open-ended UCITS funds. Unlike traditional open-ended funds, ETFs can be bought and sold on a stock exchange like ordinary shares.

How does this ETF achieve its investment objective?

The ETF employs a synthetic replication method; it owns a diversified portfolio of equities that may differ from the benchmark index. To achieve the investment objective, the ETF contracts with one or more banks (each a counterparty), which agree to pay any difference between the portfolio performance and the index performance, less any applicable fees. These contracts are known as swaps. Using swaps ensures accurate index tracking but introduces counterparty risk: if a counterparty failed to pay the index performance due under the swap contract, the ETF would instead rely on the performance of its portfolio of equities, which could be lower than the index performance. An ETF's exposure to a swap counterparty is limited by the UCITS regulation, and further limited by measures that we impose.

About Invesco

At Invesco, we want to help you get more out of life by striving to deliver a superior investment experience. Our range of exchange-traded products are designed to help you make the most of your portfolio, with low cost products tracking established benchmark indices and a range of products that offer something a bit different. In fact, we've built a reputation for innovation and factor investing, so many of the exposures we offer are not available from any other provider. We have the market knowledge to help you trade our products efficiently today, plus the stability, resources and broader expertise that are needed to meet your objectives for the long term.

Buying and selling our ETFs

To buy or sell our ETFs, please consult your broker or financial adviser.

Important information

Your capital is at risk. You may not get back the amount you invested. By accepting this document, you consent to communicating with us in English, unless you inform us otherwise.

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should not deal in these products unless they understand their nature and the extent of their exposure to risk. The value of these products can go down as well as up and can be subject to volatility due to factors such as price changes in the underlying instrument and interest rates. Tax treatment depends on the individual circumstances of each investor and potential investor, and may be subject to change. Where individuals or the business have expressed opinions, they are based on current market conditions, they may differ from those of other investment professionals and are subject to change without notice. UCITS ETF's units / shares purchased on the secondary market cannot usually be sold directly back to UCITS ETF. Investors must buy and sell units / shares on a secondary market with the assistance of an intermediary (e.g. a stockbroker) and may incur fees for doing so. In addition, investors may pay more than the current net asset value when buying units / shares and may receive less than the current net asset value when selling them.

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